

# EVANS BROS.

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**1 Mill Street, Lampeter, Ceredigion, SA48 7HX**

**Asking Price £175,000**

An attractive end terrace 2/3 bedroom town house with 2 reception rooms/potential 3rd bedroom, large kitchen/diner, rear conservatory, and two spacious bedrooms and Bathroom to 1st floor

Easy to maintain gardens and grounds and detached garage.

just off the town centre, within walking distance of all amenities in the Town of Lampeter

## LOCATION



The property is attractively located just off the main thoroughfare in to Lampeter, within level walking distance of all amenities that this vibrant market town has to offer. The property is also close to the Trinity St. David's University Campus.

## DESCRIPTION



A traditional end terrace town house with the benefit of gas fired central heating and uPVC double glazing, offering good size accommodation, would benefit from some re-decoration and general modernisation., being an ideal opportunity to put your own stamp on this period town house. The property affords more particularly the following accommodation -

## FRONT ENTRANCE DOOR to -

## HALLWAY



With attractive pine staircase to first floor, radiator

## LIVING ROOM/BEDROOM 3

13'9" x 8'10" (4.19m x 2.69m)



Front window, modern tile fireplace, ceiling coving, radiator

## SITTING ROOM

12'2" x 11' (3.71m x 3.35m)



Having a large side bay window, hatch display area, ceiling coving, radiator

## CONSERVATORY

9' x 9'3" (2.74m x 2.82m)



Patio doors to rear, radiator

## KITCHEN/DINER

18'1" x 10'8" (5.51m x 3.25m)



A large multi functional room with a modern range of kitchen units at base and wall level incorporating double drainer sink unit, plumbing for automatic washing machine, electric oven and hob, side doorway, radiator, central breakfast bar and display cupboards.

## DINING AREA



with access to understairs storage area, door to -

## SIDE PORCH

7'5" x 4'1" (2.26m x 1.24m)

## FIRST FLOOR - LEADING TO LANDING



Side window

## FRONT BEDROOM 1

17' x 11'5" overall (5.18m x 3.48m overall)



Two front windows, radiator,

## BEDROOM 2

11'2" x 9'4" (3.40m x 2.84m)



Radiator, rear window

## REAR LANDING



Access to boiler cupboard housing wall mounted gas fired boiler

## REAR BATHROOM

9'7" x 7'8" (2.92m x 2.34m)



Being half tiled with bath having shower unit over, pedestal wash hand basin, toilet, radiator, rear window.

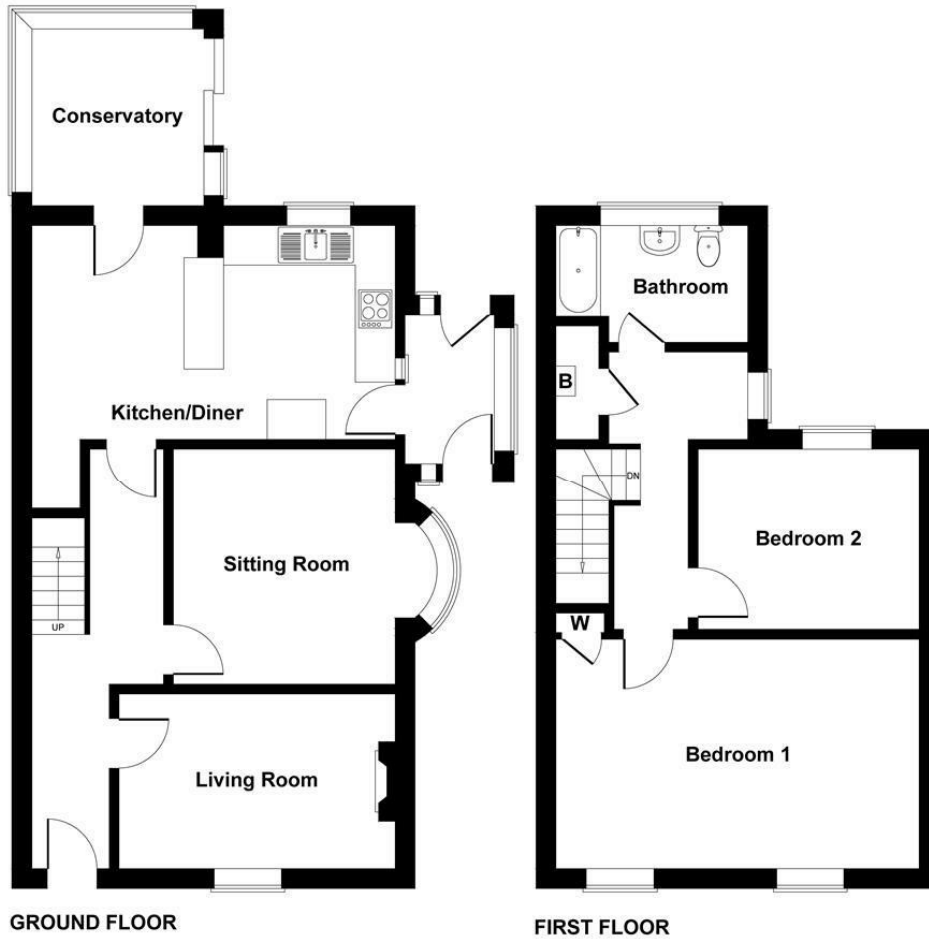
## EXTERNALLY



The property has a side gated entrance leading to easy to maintain but pleasant garden to the rear, detached garage 20' x 10' with up and over door to rear service lane .

## COUNCIL TAX BAND - D

# 1 Mill Street Lampeter



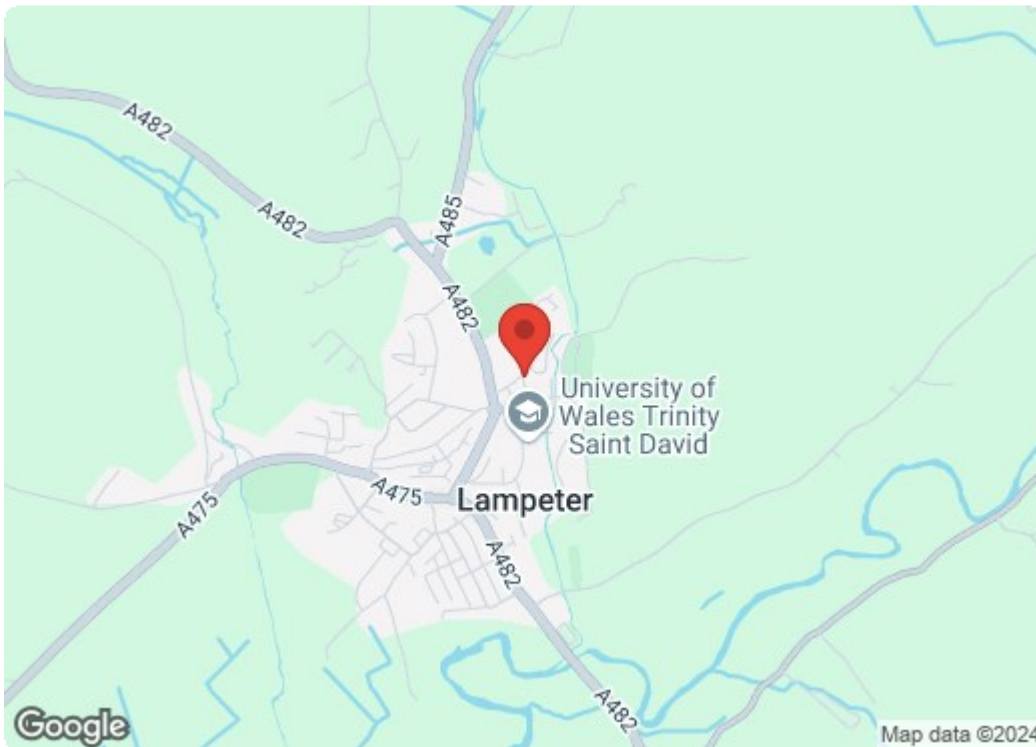
GROUND FLOOR

FIRST FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>60</b>	

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC



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